



Mayor Michael B. Coleman

## GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: #13320-00399  
Date Received: 10 June 2013  
Commission/Civic: NORTH EAST AC  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JP Fee: \$1900  
Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☐ Variance ☒ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe The applicant respectfully requests an amendment of the existing graphics plan to permit additional ground and wall signage as the dealership continues it's expansion .Please see Graphic Plan Statement.

### LOCATION

1. Certified Address Number and Street Name 4200-4300 Morse Crossing  
City Columbus State Ohio Zip 43219  
Parcel Number (only one required) 010-146556

### APPLICANT

2. Name Jaz Real Estate Holdings LLC  
3. Address 4250 Morse Crossing City/State Columbus, Ohio Zip 43219  
4. Phone # 416-3377 Fax # 416-3381 Email \_\_\_\_\_

### PROPERTY OWNER(S)

2. Name Same as applicant  
3. Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
4. Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young III / Columbus Sign Co., Inc.  
9. Address 1515 E. Fifth Avenue City/State Columbus, Ohio Zip 43219  
10. Phone # 252-3133 Fax # 252-2494 Email trinitysigngroup@gmail.com

### SIGNATURES

11. Applicant Signature Jaz Real Estate Holdings LLC By: Stanley W. Young III  
12. Property Owner Signature Jaz Real Estate Holdings LLC By: Stanley W. Young III  
13. Attorney / Agent Signature Stanley W. Young III Stanley W. Young III



13320-00399  
4250 MORSE CROSSING

# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Tue Jul 9 2013

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 4250 MORSE CROSSING COLUMBUS, OH

**Mailing Address:** 4250 MORSE XING

4250 MORSE XING

**Owner:** JAZ REAL ESTATE HOLDINGS L

**Parcel Number:** 010146556

### ZONING INFORMATION

**Zoning:** Z97-083A, Commercial, CPD

effective 7/19/1999, Height District H-110

**Board of Zoning Adjustment (BZA):** 12310-00045

**Commercial Overlay:** N/A

**Graphic Commission:** 08320-00000-00001

**Area Commission:** Northeast Area Commission

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

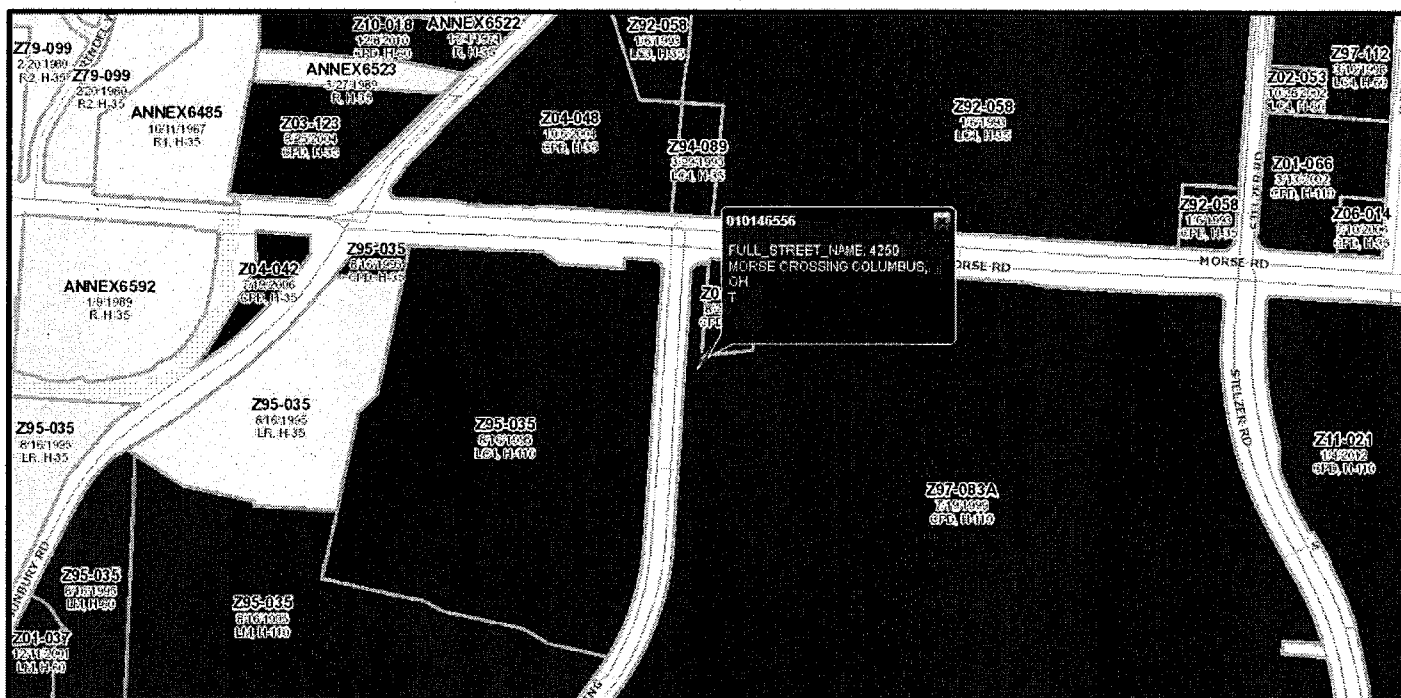
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

## GRAPHICS COMMISSION APPLICATION

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### AFFIDAVIT

(See next page for instructions)

APPLICATION # **13320-00399**  
**4250 MORSE CROSSING**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young III  
of (1) MAILING ADDRESS 1515 E. Fifth Avenue, Columbus, Ohio 43219  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per CERTIFIED ADDRESS FOR PROPERTY 4200-4300 Morse Crossing, Columbus, Ohio 43219  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Jaz Real Estate Holdings LLC  
4250 Morse Crossing, Columbus, Ohio 43219

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Jaz Real Estate Holdings LLC  
4250 Morse Crossing, Columbus, Ohio 43219

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Northland Area Commission C/O Mrs. Alice Porter  
3130 McCutcheon PL., Columbus, Ohio 43219

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

( PLEASE SEE ATTACHED LIST )

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Stanley W. Young III  
day of JUNE, in the year 2013  
(8) Mark E. Borden

Notary Seal Here



**MARK E. BORDEN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES NOVEMBER 5, 2013



## GRAPHICS COMMISSION APPLICATION

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### STATEMENT OF HARDSHIP

13320-00399  
4250 MORSE CROSSING

APPLICATION # \_\_\_\_\_

#### 3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
  2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
  3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
  4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:  
(Please refer to attached graphics statement)

Signature of Applicant

*Stanley W. Young III*

Date *June 7, 2013*

**Graphics Plan Summery**

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The applicant, Jas Real Estate Holdings LLC respectfully requests to amend a previous approved graphics plan for Franklin County Parcel # 010-146556 reviewed and approved by the City of Columbus Graphics commission in 2008. This request is relative to the address 4200-4300 Morse Crossing being approximately 6.1+/- acres as indicated in the attached documents and maps herewith. This request is two fold. Part 1). To identify this site at the northwest and southwest corners of the property with (2) two externally illuminated rectangular shaped single face monument style ground signs #7 to read: "GERMAIN MOTOR COMPANY". These signs will be installed at key intersections to help establish and identify the Germain name and introduce the new or existing customer base to their family of luxury vehicles. As the customer identifies and enters the complex the need for directional signs to a specific brand is critical to customer care, therefore we are proposing to install (5) five non-illuminated single face directional monument style signs # 6, four of which would be considered internal graphics (not regulated by the graphics code) as they are not oriented or visable from a public street or right-of-way.

Part 2)., of our request centers around adding additional wall signage to help direct the customer to an area of interest relative to pre-owned vehicles for the Mercedes-Benz & Cadillac line. Both of these proposed signs # 4 & # 5 use channel letter design with a brand logo utilizing low voltage L.E.D. lighting technology. Both of these wall signs will be installed on brick walls that are connected to and are extensions of the existing building.

Part 3)., Involves adding additional wall signage above the service entrances and exit bays on the west building elevation oriented to Morse Crossing. Sign #1 is for the Mercedes Benz Service Entry, using internally illuminated led filled channel letter design with brand logo and plate letters. Sign # 2 is for the Cadillac Service Entry same design & lighting as sign #1, and sign #3 is for Service Exit Only, same design as sign #1.

**Ground Signage**

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<b>Morse Road</b>	<b>Permissible square footage</b>	<b>377 square feet</b>
Existing 4-panel Germain Branded Tenant Sign		38.1 square feet (no changes)

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**Ground Signage**

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<b>Morse Crossing</b>	<b>Permissible square footage</b>	<b>600 square feet</b>
Existing Mercedes-Benz logo sign	35 square feet	
Existing Cadillac Sign	35 square feet	

**Proposed Signage: (2) two 33 square feet s/f monument style signs at the n.w & s.w. corners of the subject property@ a minimum of 5' set-backs. Signs #7 on site plan. Adds 66 square feet.**

**Proposed Signage: (5) five 22.5 square feet directional monument style signs #6, adds 22.5 square feet.**

**Note: (4) four of these 5 directionals are not counted in the total aggregate square feet as they are internal graphics.**

**By adding 88.50 square feet to the existing 70 square feet of sign area for a total of 158.5 is well under the permitted 600 square feet of allowable ground sign area for that elevation. Large lot provisions where there is in excess of 600 lineal feet of frontage (the applicant owns 675.5')...along Morse Crossing, pursuant to the existing graphics plan permits up to 8 ground signs, along the Morse Crossing frontage, south of Morse Road and north of Easton Way.**

#### **Wall Signage**

**Morse Crossing (west building elevation)  
footage                      1309**

**Permissible square**

Germain	46.8 square feet
Mercedes Logo	189 square feet
Mercedes of Easton	86 square feet
Cadillac w/ logo	143.9 square feet
Cadillac	91.5 square feet

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**557.20 Existing wall sign square feet.**

**Proposed new wall signage... Signs # 4 is Cadillac Pre-owned wall sign adding 76 square feet, sign #5 is Mercedes - Benz Pre-owned wall sign adding 120 square feet, sign #1 Service Entry adds 168 square feet, as does sign #2, and sign # 3 Service Exit Only adds 14 square feet. Proposed new signage of 546 square feet adding to the existing 557.20 square feet totals out to 1,103.20. .. 205.80 square feet below the maximum allowable 1309 square feet for the west elevation.**

**In conclusion, we believe that based on the size of this development, the number of dealer franchises that operate with-in the development, that the proposed new signage both ground and wall is reasonable and with-in the spirit the the sign code. The Germain family of dealerships prides itself in customer service and a hassle free experiances weather it**

centers around new or used vehicle purchases or bringing the vehicle in for service. The addition of the new signage will add identity and direction , we therefore respectfully request your consideration and approval of this graphics plan.

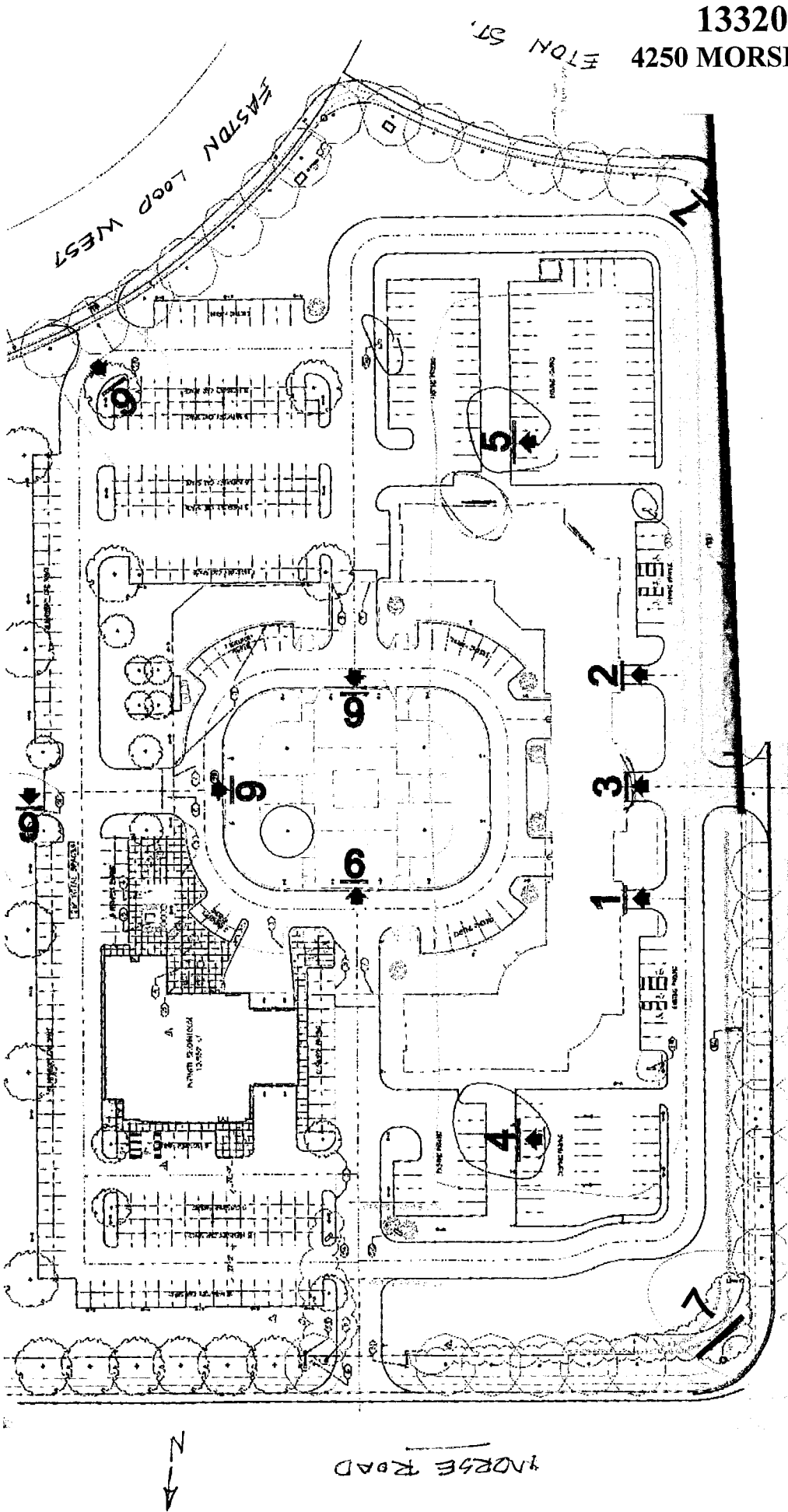
Jaz Real Estate Holdings LLC

BY: Stanley W. Young III  
Stanley W. Young III

**13320-00399**  
**4250 MORSE CROSSING**







MORSE CROSSING

13320-00399  
4250 MORSE CROSSING

SITE MA



1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
 Revised: \_\_\_\_\_ Salesperson: \_\_\_\_\_  
 U/L Required: YES NO Drawn By: \_\_\_\_\_

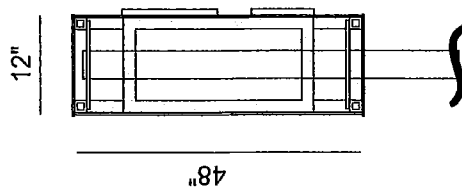
Client: \_\_\_\_\_ Date: \_\_\_\_\_

Germain Motor Company  
 Morris Crossing

04/22/13 213-0319 pg8  
 Drwg: \_\_\_\_\_

SINGLE FACE NON-ILLUMINATED SIGN

- \* Qty=( 2 )
- \* Fabricated Aluminum Sign Frame with Alum Faces
- \* Non-Illuminated
- \* Double Tube Frame, 2" x 2" x 1/8" Sq
- \* Flat Aluminum Faces, .125" Thick
- \* Computer Cut Dimensional Copy
- \* PVC Graphics 1/2" Thick
- \* Sign Cabinet Painted Blue PMS # \_\_\_\_\_
- \* PVC Text Color: White
- \* Sign Support: Steel Pipes 3.5" O.D. x .216" Wall
- \* Foundation: Concrete 24" Dia x 36" Deep



13320-00399  
4250 MORSE CROSSING

MAP LOCATION #7

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
 Revised: \_\_\_\_\_ Salesperson: EH  
 U/L Required: YES NO Drawn By: LK

Client: \_\_\_\_\_  
 Germain Motor Company  
 Morris Crossing Date: \_\_\_\_\_

04/22/13 213-0319 pg7  
 Dwg: \_\_\_\_\_

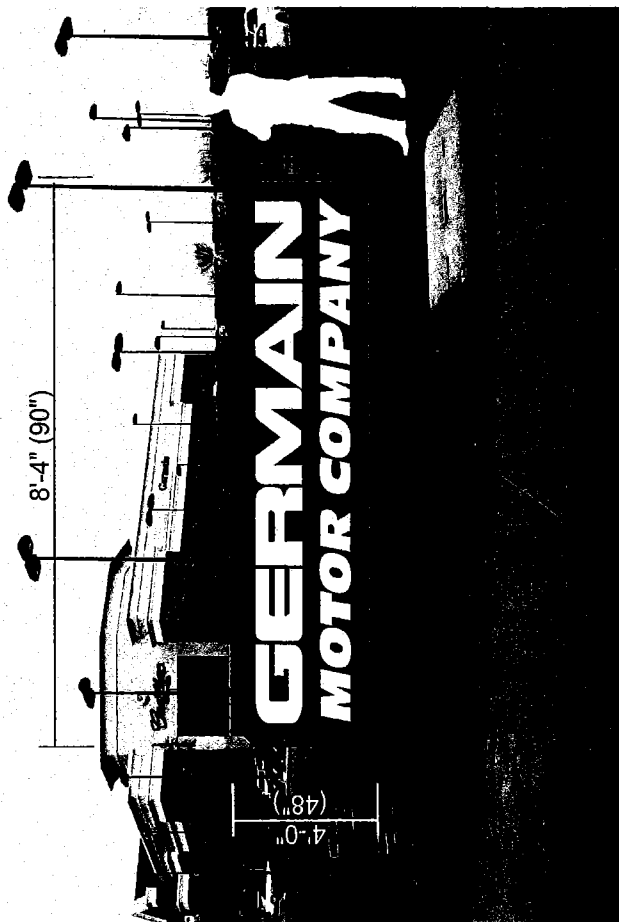


PHOTO ELEVATION - Scale: 3/16"  
 Distance Between Columns: 18'-0" (216")  
 Approx Column Height: 52"

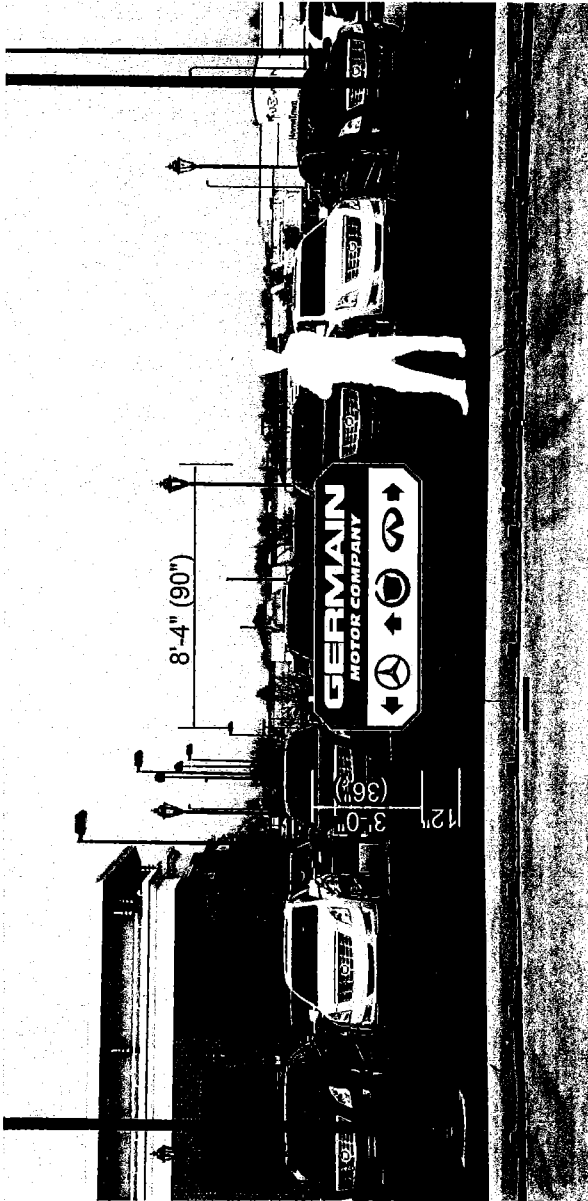


PHOTO ELEVATION - Scale: 3/16"  
Distance Between Light Poles: 29'-0" (348")

Directional Sign: 36" x 90"



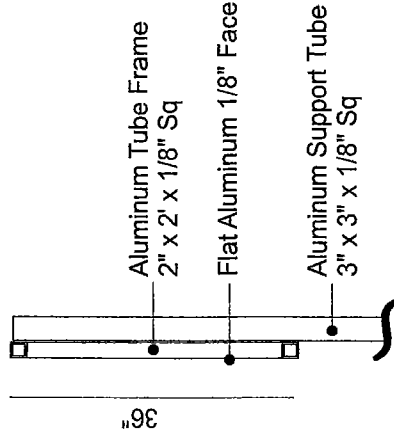
OPTION "B"



OPTION "C"

# SINGLE FACE NON-ILLUMINATED SIGN

- \* Qty=(5)
- \* Fabricated Aluminum Sign Frame with Alum Faces
- \* Double Tube Frame, 1 1/2" x 1 1/2" x 1/8" Sq
- \* Flat Aluminum Faces, .125" Thick
- \* Sign Cabinet Painted Blue PMS # and White
- \* Combination Cut Vinyl & Digital Printed Graphics
- \* Corporate Logos per Clients Art
- \* Sign Support: Steel Pipes 3.5" O.D. x .216" Wall
- \* Foundation: Concrete 24" Dia x 36" Deep



13320-00399  
4250 MORSE CROSSING

MAP LOCATION

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494



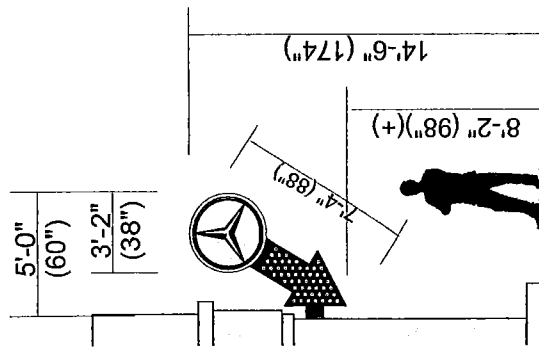
Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
Revised: \_\_\_\_\_ Salesperson: EH  
U/L Required: YES NO Drawn By: LK

Client: Germain Motor Company  
Morris Crossing Date: 04/22/13

213-0319 pg6  
Dwg:



PHOTO ELEVATION - Scale: 1/8"  
Service Door 15'-0" (180")



Confirm Clearance  
Required to Conc Walk

# ILLUMINATED CHANNEL LETTERS

- \* Qty=( 1 )
- \* Channel Fabricated Aluminum Letters with Illuminated Acrylic Faces
- re: SERVICE ENTRY
- \* Aluminum Letter Back & Channel Returns
- \* Illuminated White #7328 Acrylic Face
- \* Letter Color: Semi Gloss White
- \* Illumination: Internal White LED Units
- \* Aluminum Tube Mounting Grid
  - Roll Formed Aluminum Tube
  - Tube Grid Color: Blue PMS #
- \* LED Drives Located Remote Behind Fascia
- \* Mounting: Blind Clips/Studs Out Letter Back
- \* Electric: 110/120 Volt 1-20A Circ
- \* Electric to Site by Client/Owner
- \* Qty=( 1 )
- \* Computer Cut Flat Aluminum Plate Letters
- re: Mercedes-Benz
  - Flat Alum Plate, 1/4" Thick
- \* Non-Illuminated
- \* Letter Color: Semi Gloss White
- \* Mounting: Blind Studs Out Letter Back
- \* Qty=( 2 )
- \* Custom Fabricated Mercedes Arrows
- \* Aluminum Tube Frame with Alum. Returns
- \* Illuminated Logo Image
  - Digital Printed Vinyl Mercedes Logo
- \* Arrow Element
  - Channel Fabricated Aluminum
  - LED Light Bulb Configuration
- \* Mounting:
  - Internal Steel Thru Pipe & Wall Plates
- \* Electric: 110/120 Volt 1-20A Circ
- \* Electric to Site by Client/Owner

**13320-00399**  
**4250 MORSE CROSSING**

MAP LOCATION #1  
Mercedes Service Entrance

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
Revised: \_\_\_\_\_ Salesperson: EH  
U/L Required: YES NO Drawn By: LK

Client: \_\_\_\_\_  
Morris Crossing  
Date: \_\_\_\_\_

04/22/13 213-0319 pg2  
Dwg: \_\_\_\_\_



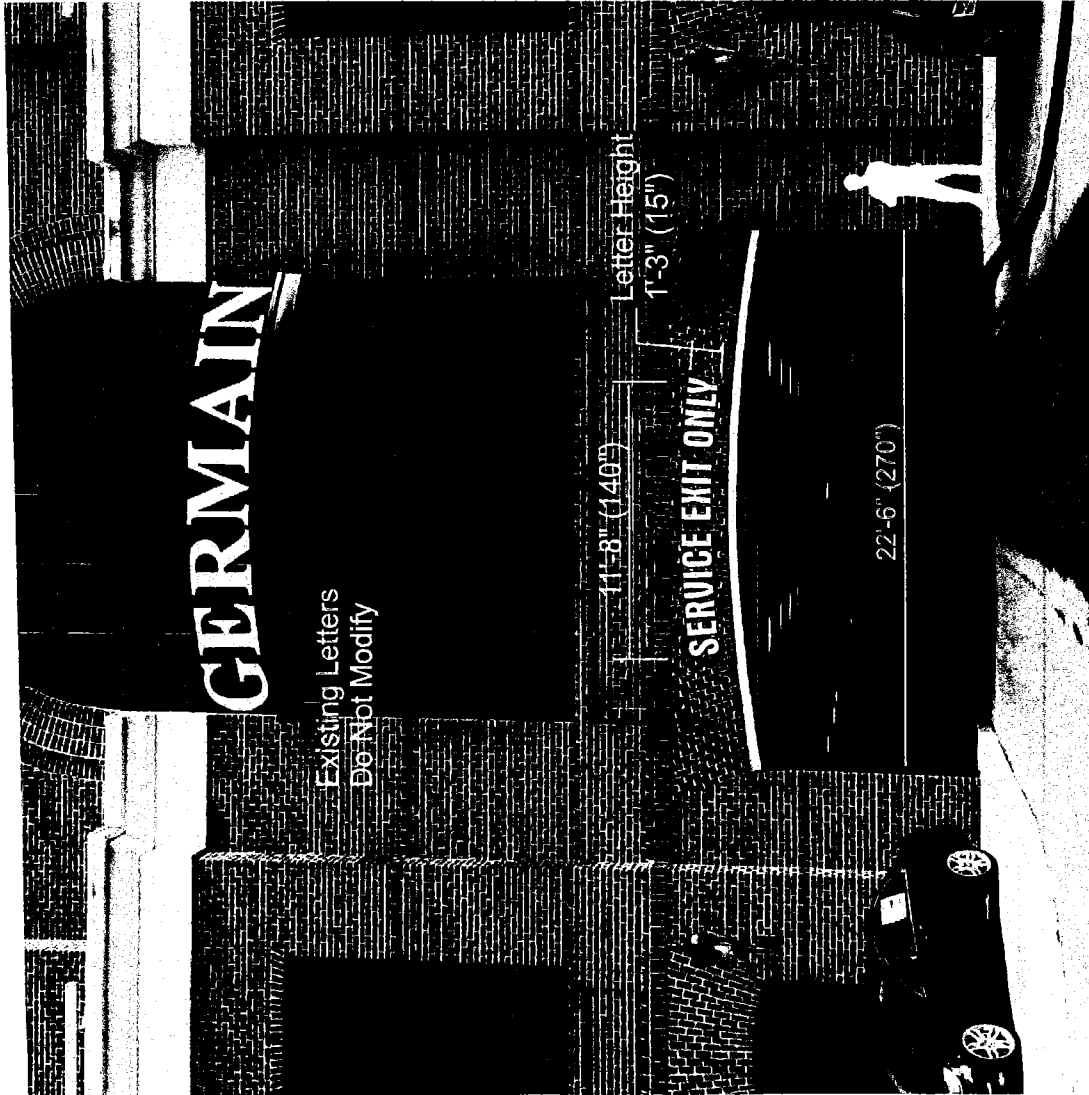


PHOTO ELEVATION - Scale: 1/8"  
Service Door 22'-6" (270")

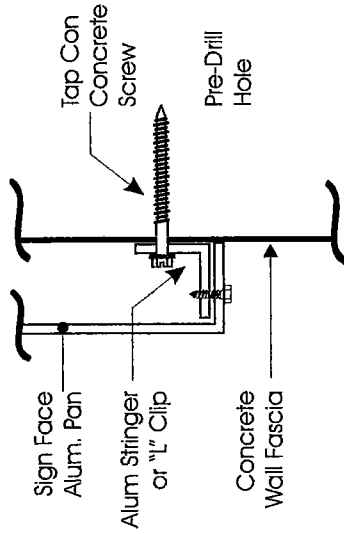
1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
Revised: \_\_\_\_\_ Salesperson: EH  
U/L Required: YES NO Drawn By: LK

Client: \_\_\_\_\_

Germain Motor Company  
Morris Crossing Date: \_\_\_\_\_

MAP LOCATION #3



TAP CON CONCRETE SCREW  
Detail #280195-A

#### INDIVIDUAL CHANNEL LETTERS

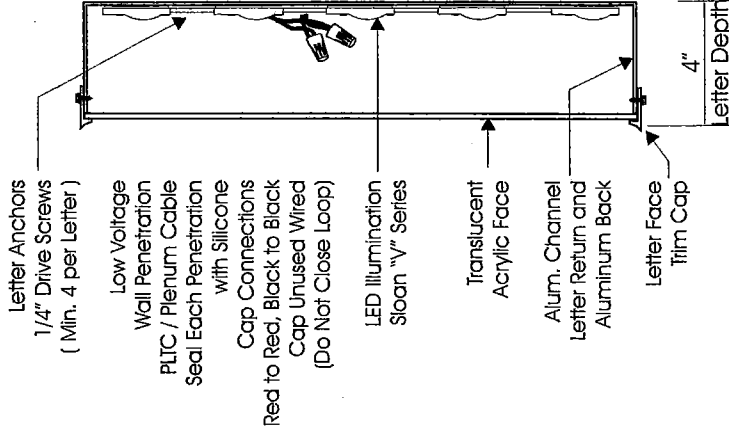
- \* Qty=( 1 )
- \* Reverse Channel Fabricated Aluminum Letters re: SERVICE EXIT ONLY
- \* Aluminum Letter Face and Channel Returns
- \* Letter Color: Semi Gloss White
- \* Mounting: Blind Clips/Studs Out Letter Back

**13320-00399**  
**4250 MORSE CROSSING**

04/22/13 Dwg: 213-0319 pg1



PHOTO ELEVATION - Scale: 1/8"  
Distance Between Masonry Buildout: 28'-0" (336")



TYPICAL LETTER SECTION

## 13320-00399 4250 MORSE CROSSING

MAP LOCATION #4

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494



Client: Germain Motor Company  
Morris Crossing Date: 04/22/13  
Drwg: 213-0319 pg4

Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
Revised: \_\_\_\_\_ Salesperson: EH  
U/L Required: YES NO Drawn By: LK



PHOTO ELEVATION - Scale: 1/8"  
Distance Between Masonry Buildout: 28'-0" (336")

#### MERCEDES GRAPHIC

- \* Qty=( 1 )
- \* Custom Fabricated Mercedes Logo
- \* Alum. Tube Frame with Alum. Returns
- \* Illuminated Logo Image
  - Digital Printed Vinyl Mercedes Logo
- \* Mounting:
  - \* Electric: 110/120 Volt 1-20A Circ
  - \* Electric to Site by Client/Owner

#### ILLUMINATED ICHANNEL LETTERS

- \* Qty=( 1 )
- \* Channel Fabricated Aluminum Letters with Illuminated Acrylic Faces
  - re: Certified Pre-Owned by Mercedes-Benz
- \* Aluminum Letter Back & Channel Returns
- \* Illuminated White #7328 Acrylic Face
- \* Letter Color: Semi Gloss White
- \* Illumination: Internal White LED Units
- \* LED Drives Located Remote Behind Fascia
- \* Mounting: Blind Clips/Studs Out Letter Back
- \* Electric: 110/120 Volt 1-20A Circ
- \* Electric to Site by Client/Owner

1515 E. Fifth Ave. Columbus, OH. 43219 P: (614) 252-3133 F: (614) 252-2494

Revised: \_\_\_\_\_ Scale: \_\_\_\_\_  
 Revised: \_\_\_\_\_ Salesperson: EH  
 U/L Required: YES NO Drawn By: LK

Client:

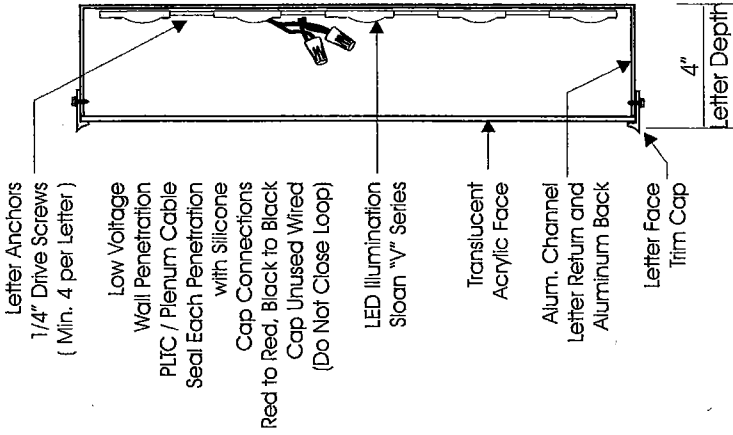
Germain Motor Company  
 Morris Crossing Date:

04/22/13 213-0319 pg5  
 Drwg:

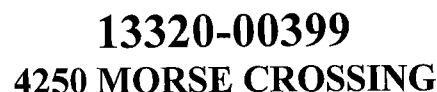


MAP LOCATION #5

#### TYPICAL LETTER SECTION



13320-00399  
 4250 MORSE CROSSING



## Revised 11/12 tmt